

Wild Bill Reserve Environmental Assessment

General Instructions

It shall be the responsibility of the subdivider to submit the information required by this Section with the preliminary plat. This Environmental Assessment format shall be used by the applicant in compiling a thorough description of the potential impacts for the proposed subdivision. Each question pertinent to the proposal must be addressed in a full comprehensive and systematic fashion (both maps and text). Incomplete Environmental Assessments will not be accepted.

The Environmental Assessment will be objectively measured to assure that all mandatory elements are included and that, based upon objective standards, all prospective impacts are adequately addressed. At a minimum the Environmental Assessment must contain the following for all assessment contents:

- a. A summary of probable impacts and statement of impact for each environmental consideration topic;
- b. A discussion to support the statement of impact;
- c. Referenced sources and citations to support the statement of impact;
- d. If applicable, site specific maps and documentation to support the statement of impact discussion.

If, at any time during the application process, material information comes to light that is not addressed in the Environmental Assessment, the subdivider shall be required to amend the environmental Assessment to adequately address the issue. In this event the 60 working day review period is suspended and will not resume until the revised Environmental Assessment has been submitted, reviewed and approved by the Planning and Zoning Office. Following review and acceptance of the amended Environmental Assessment, the application process will resume at the same stage of the 60 working day review period that the original application was before the additional information came to light.

Environmental Assessment Contents

There are two major sections to the Environmental Assessment. The first section incorporates the natural systems provisions of 76-3-603 and 76-3-608, MCA. The second section evaluates the impacts to the human community and incorporates 76-3-608(3)(a) criteria for public health, safety, and local services. The sources of information for each section of the Assessment shall be identified. All Environmental Assessments shall contain the signature, date of signature and mailing address of the owner of the property and the person, or persons, preparing the report and citation and a copy of all supporting information. . (**Note:** Any response to any section not specifically sourced in this report is attributed to the Author of the report.)

Section 1 – Resource Assessment and Impact Criteria Report

a. Surface Water:

- i. Locate on the preliminary plat all surface water and the delineated 100 year floodplain(s) which may affect or be affected by the proposed subdivision including:

The Wild Bill Reserve subdivision is located up the Truman Creek drainage with Wild Bill Creek running through a portion of the proposed subdivision. Wild Bill Creek being a tiny creek is not mapped by FEMA and contains no regulatory floodplain. To address potential impacts to the little creek, the applicant has placed a 100-foot no-build zoning on each side of the creek See attached FIRMette 2250G 9/28/07.

- A. All natural water systems such as perennial and intermittent streams, lakes and ponds, rivers, or marshes.

Wild Bill Creek is shown on the preliminary plat. There is a small pothole wetland also shown on the pre-plat.

- B. All artificial water systems such as canals, ditches, aqueducts, reservoirs, irrigation or drainage systems.

There are no artificial water systems such as, canals, ditches, reservoirs, or shared agricultural irrigation systems on the subject parcel. There no artificial water impoundments associated with the property at present. The property is not part of an irrigation district or shared irrigation facilities.

- ii. Describe all probable impacts to surface waters which may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year when water is present and proximity of proposed construction (e.g. buildings, sewer systems, and roads) to surface waters.

As require by the Flathead County Subdivision Regulations, We have prepared a Riparian Resource Management Plan. Wild Bill Creek is a small creek that was only three to four feet in width during the site visit early this spring when the creek was in run-off. The proposed Lots are all over 20 acres in size and will have a 100 foot “no-building” requirement on the face of the plat. As the lots are over 20 acres in size, they are exempt from the MDEQ review but each lot will be reviewed for septic and well when the future lot owner selects a building site prior to

construction. The future septic system will be subject to Flathead County's Sanitation requirements.



Photo 1 – Wild Bill Creek in Spring of 2020

There is also a small pothole wetland that had water in it this spring but appears to dry out by late summer. A no build zone will be placed on this wetland to protect it from degradation.



Photo 2- Small wetland Located within the Wild Bill Subdivision

- iii. Describe any existing or proposed stream bank or shoreline alterations or any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, and purpose of alteration. If any construction or changes are proposed which require a 310 Permit from the Flathead County Conservation District the subdivider shall acknowledge that the permit is required and will be obtained prior to final plat.

They applicant is not proposing any alterations of the streambank with the proposed subdivision. It will be up to each future Lot owner to determine if they want to bridge the creek and if so work with the Flathead Conservation District and their 310 Permit.

- iv. If wetlands are present, the subdivider shall provide a map showing wetland areas. A wetlands investigation completed by a qualified consultant, using the most current U.S. Army Corps of Engineers' Wetlands Delineation Manual may be required. If any construction or changes are proposed which require a 404 Permit, the subdivider shall acknowledge that the permit is required and will be obtained.

There appears to be a small wetlands located on the property per the GIS Wetland- riparian layer. We do not propose any disturbance of this wetland and will place a "No-Build" designation on it. As a result it will not trigger any permitting by the ACOE.

b. Ground Water:

- i. Establish the seasonal minimum and maximum depth to water table, dates on which these depths were determined, and the location and depth of all known aquifers which may be affected by the proposed subdivision. Monitoring may be waived if evidence of minimum and maximum groundwater elevations can be documented.

As all of the lots are over 20 acres in size, they are exempt from the Department of Environmental Quality (DEQ) COSA review. As a result we did not dig test holes or monitor for groundwater. There are a number of homes just to the west of the proposed subdivision and these homes went through the Flathead county Septic System Application process. The test holes for three adjacent parcels show dry test holes and water depth of greater than six to seven feet which was as deep as the test holes were dug. (See Appendix A for neighboring septic applications)

- ii. If determined from subsection (b)(i) above that any area within the proposed subdivision is within eight feet of the surface, the high water table shall be measured from tests taken during the period of the highest

groundwater elevations, generally from March 15 through June 30, during average precipitation years and reported in the environmental assessment.

Because each lot is 20 acres or greater, it is exempt from the MDEQ review as specified in state law. They are also exempt from groundwater monitoring until such time as a future lot owner decides to build and selects a building site.

- iii. Describe any steps necessary to avoid probable impacts and the degradation of ground water and ground water recharge areas as a result of the subdivision.

The extremely low density of the proposed subdivision should serve to limit any degradation to groundwater. The lots will be subject to Flathead County's rules for septic systems at the time of construction. The County Rules are require a separation from groundwater of four feet or greater and they have a minimum setback from an open water source of 100-feet.

c. Geology/Soils:

- i. Locate on the preliminary plat any known geologic hazards affecting the subdivision which could result in property damage or personal injury due to rock falls or slides, mud, snow; surface subsidence (e.g., settling or sinking); and seismic activity.

The proposed development is located in an area of gently rolling mountain terrain. To visually demonstrate the topography we prepared a slope map that shows slopes 25% and over and slopes of 40% and over. There are almost no slopes in excess of 40% except along a small area of creek bank and the very northwest tip of Lot 1 . There are many potential building sites on slopes less than 25% on each of these very large lots (See attached Slope Map with Topographic survey information prepared by Sands Surveying, Inc.)

There is no danger of rock slides, mud slides, or avalanche on the property. The property is not located on a geologic fault line.

- ii. Explain what measures will be taken to prevent or materially lessen the danger and probable impacts of future property damage or personal injury due to any of the hazards referred to above.

There is a "No-Build" zone placed 100-feet on each side of the creek which encompasses any steep slopes along the creek. The tiny bit of steep slope in the northwest corner of Lot 1 is so isolated that we are not proposing any mitigation.

- iii. Explain any unusual soil, topographic or geologic conditions on the property which limit the capability for building or excavation using ordinary and reasonable construction techniques. The explanation should address conditions such as shallow bedrock, high water table, unstable or expansive soil conditions, and slope. On the preliminary plat identify any slopes in excess of 40 percent.

The proposed subdivision is vacant forest land. The soils consist generally of gravelly silt. There are isolated rock outcrops. There are roads and homes scattered throughout this area, it does not appear that there are sever issues with soils.

- iv. Identify any soils constraints, including probable impacts due to expansive soils, hydric soils, or any soils which limit sanitary facilities. Explain special design considerations and methods needed to overcome the soil limitations.

There are some difficult soils along the creek drainage and the small isolated wetland. Those areas have been identified as "No-Build" areas to protect the resource and future residents. No other special design considerations are anticipated to be necessary.

- v. Describe the location and amount of any cut or fill three or more feet in depth. These cuts and fills should be indicated on a plat overlay or sketch map. Where cuts or fills are necessary, describe any plans to prevent erosion and to promote re-vegetation such as replacement of topsoil and grading.

The main access is from an existing County Road, Wild Bill Road. Lot 1 will be accessed from an existing logging road that will be brought up to County Standards for base and pavement. New roads are not proposed with the subdivision.

d. Vegetation:

- i. On a sketch map or aerial photo indicate the distribution of the major vegetation types such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest, including critical plant communities such as stream bank or shore line vegetation; vegetation on steep, unstable slopes; vegetation on soils highly susceptible to wind or water erosion.

The property is formerly Weyerhaeuser land and has been in long term forest management. There is a ribbon of riparian vegetation along Wild Bill Creek and a little bit of wetland vegetation around the pothole wetland identified on the plat. . . (See Aerial Photo, Figure 2).

Figure 1



Source – Flathead County GIS.

- ii. Identify locations of noxious weeds and identify the species of weeds and explain measures to control weed invasion.

As this is formerly corporate forest land, there are weeds scattered throughout the property but particularly along the roads. (See Appendix F – Draft CC&R's)

- iii. Describe any probable impacts and any protective measures to preserve trees and critical plant communities (e.g., design and location of roads, lots and open spaces).

“No-Build” zones have been placed along Wild Bill Creek and the small pothole wetlands. Otherwise there are no unique or critical plant communities.

e. Wildlife:

To write this section of the EA, the wildlife maps prepared by Flathead County GIS with cooperation by Montana FW&P were consulted. The Montana Natural Heritage Program was consulted for Species of Concern data. Jessy Coltrane, Wildlife Biologist, and Kenny Breidinger, Fisheries Biologist, of Fish, Wildlife and Parks, was sent an email of the plat and a request for comment on June 24, 2020 regarding the potential impacts. Ms. Coltrane responded on the same day indicating that she recommends restrictions on bear attractants for the subdivision and that she has some concern over cumulative elimination of deer and elk security due to development.

- i. Describe species of fish and wildlife which use the area affected by the proposed subdivision.

Various birds species and numerous whitetail deer were witnessed on the property during a site visit. Other species of wildlife that use the site including: raccoon, coyote, other small mammals, and a diversity of bird species. This area is frequented by bear and lion.

The Montana Heritage Program (MHP) provided a search of its records of Species of Concern (SOC) for a nine square mile area around the proposed subdivision site. According to the Montana Heritage Program, there are ten species of concern sighted in the nine square mile search area (MHP, Environmental Summary, Species Occurrence Map). The species listed are the cutthroat trout, evening grosbeak, Clark's nutcracker, pileated woodpecker, brown creeper, great gray owl, grizzly bear, bald eagle, fisher, and the great blue heron. All the bird species with the exception of the eagle and heron would find habitat on the subject property. The eagle and the heron are associated more the habitat and meadows lower in the drainage along Truman Creek Road. However, there are hundreds of thousands of acres with similar tree types surrounding the subject property, with federal, state, corporate, and private timber lands. The cutthroat is located in Wild Bill Creek which runs through the property. To address the habitat and potential impact on the species the applicant is proposing a 100-foot setback on each side of the creek. The grizzly bear and the fisher may pass through the property but there is really nothing unique about the property that would attract these mammals. There are no special food sources or large habitats that are uniquely attractive to the grizzly or fisher. (The full MHP response is included as Appendix B)

- ii. Identify on the preliminary plat any known critical or "key" wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species, or wetlands.

The subject property is formerly corporate timber lands. Wild Bill Creek runs through a portion of the subdivision and there is a small pothole wetland on the property. A 200-foot wide "No-Build" Zone has been shown over the creek on the preliminary plat. A "No-Build" with no additional setback is proposed for the pothole wetland..

- iii. Identify rare and endangered species on-site. Describe the impacts and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

The Montana Heritage Program (MHP) provided a search of its records of Species of Concern (SOC) for a nine square mile area around the proposed subdivision site. According to the Montana Heritage Program, there are ten species of concern sighted in the nine square mile search area (MHP, Environmental Summary, Species Occurrence Map). The species listed are the cutthroat trout, evening grosbeak, Clark's nutcracker, pileated woodpecker, brown creeper, great gray owl, grizzly bear, bald eagle, fisher, and the great blue heron. All the bird species with the exception of the eagle and heron would find habitat on the subject property. The eagle and the heron are associated more with the habitat and meadows lower in the drainage along Truman Creek Road. However, there are hundreds of thousands of acres with similar tree types surrounding the subject property, with federal, state, corporate, and private timber lands. The cutthroat is located in Wild Bill Creek which runs through the property. To address the habitat and potential impact on the species the applicant is proposing a 100-foot setback on each side of the creek. The grizzly bear and the fisher may pass through the property but there is really nothing unique about the property that would attract these mammals. There are no special food sources or large habitats that are uniquely attractive to the grizzly or fisher. Mitigating the overall impact on wildlife is accomplished through the low density of the subdivision. There will be six homes on 160 acres with the subdivision which equals a density of one dwelling per 26 acres. (The full MHP response is included as Appendix B)

- iv. Describe any probable impacts and proposed measures to protect or enhance wildlife habitat or to minimize degradation (i.e., keeping building and roads back from shorelines; setting aside marshland as undeveloped open space).

As previously stated the subject property is formerly corporate timber lands. Wild Bill Creek runs through a portion of the subdivision and there is a small pothole wetland on the property. A 200-foot wide "No-Build"

Zone has been shown over the creek on the preliminary plat. A "No-Build" with no additional setback is proposed for the pothole wetland..

- v. It is recommended that the subdivider discuss the impact of the proposed development on fish and wildlife with the Department of Fish, Wildlife and Parks (FWP) and incorporate any recommendations from the agency to mitigate wildlife impacts.

A copy of the Wild Bill Reserve preliminary plat and short explanation was emailed to Jessy Coltrane, Wildlife Biologist, and Kenny Breidinger, Fisheries Biologist, of Fish, Wildlife and Parks on June 24, 2020 regarding the potential impacts. Ms. Coltrane responded on the same day indicating that she recommends restrictions on bear attractants for the subdivision and that she has some concern over cumulative elimination of deer and elk security due to development.

f. Wildlife Habitat

- i. Proposed subdivisions that are contiguous to urbanized areas are presumed to have minimal impacts of wildlife habitat.

The proposed subdivision is in a rural area of Flathead County. The density of the subdivision is over 26 acres per lot and is considered a rural land use pattern. As the lots are very large, the proposed subdivision should have a minimal impact on wildlife.

- ii. Proposed subdivision in locations with riparian areas, wetlands, rivers, streams, lakes, or other natural surface waters are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

As previously stated the subject property is formerly corporate timber lands. Wild Bill Creek runs through a portion of the subdivision and there is a small pothole wetland on the property. A 200-foot wide "No-Build" Zone has been shown over the creek on the preliminary plat. A "No-Build" with no additional setback is proposed for the pothole wetland. The rural density proposed with the subdivision and the "no-build" zones should mitigate impacts on wildlife habitat.

- iii. Proposed subdivisions in an area with rare or endangered species, as identified by state or federal agencies, are presumed to have an impact on the habitat of these species. Describe the impacts(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

The Montana Heritage Program (MHP) provided a search of its records of Species of Concern (SOC) for a nine square mile area around the proposed subdivision site. According to the Montana Heritage Program, there are ten species of concern sighted in the nine square mile search area (MHP, Environmental Summary, Species Occurrence Map). The species listed are the cutthroat trout, evening grosbeak, Clark's nutcracker, pileated woodpecker, brown creeper, great gray owl, grizzly bear, bald eagle, fisher, and the great blue heron. All the bird species with the exception of the eagle and heron would find habitat on the subject property. The eagle and the heron are associated more the habitat and meadows lower in the drainage along Truman Creek Road. However, there are hundreds of thousands of acres with similar tree types surrounding the subject property, with federal, state, corporate, and private timber lands. The cutthroat is located in Wild Bill Creek which runs through the property. To address the habitat and potential impact on the species the applicant is proposing a 100-foot setback on each side of the creek. The grizzly bear and the fisher may pass through the property but there is really nothing unique about the property that would attract these mammals. There are no special food sources or large habitats that are uniquely attractive to the grizzly or fisher. Mitigating the overall impact on wildlife is accomplished through the low density of the subdivision. There will be six homes on 160 acres with the subdivision which equals a density of one dwelling per 26 acres. (The full MHP response is included as Appendix B)

- iv. Proposed subdivisions on or adjacent to land identified by state or federal agencies as critical habitat are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impacts(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

Wild Bill Creek runs through a portion of the subdivision and there is a small pothole wetland on the property, both of which would be considered sensitive habitat. A 200-foot wide "No-Build" Zone has been shown over the creek on the preliminary plat. A "No-Build" with no additional setback is proposed for the pothole wetland. The rural density proposed with the subdivision and the "No-Build" zones should mitigate impacts these identified sensitive areas.

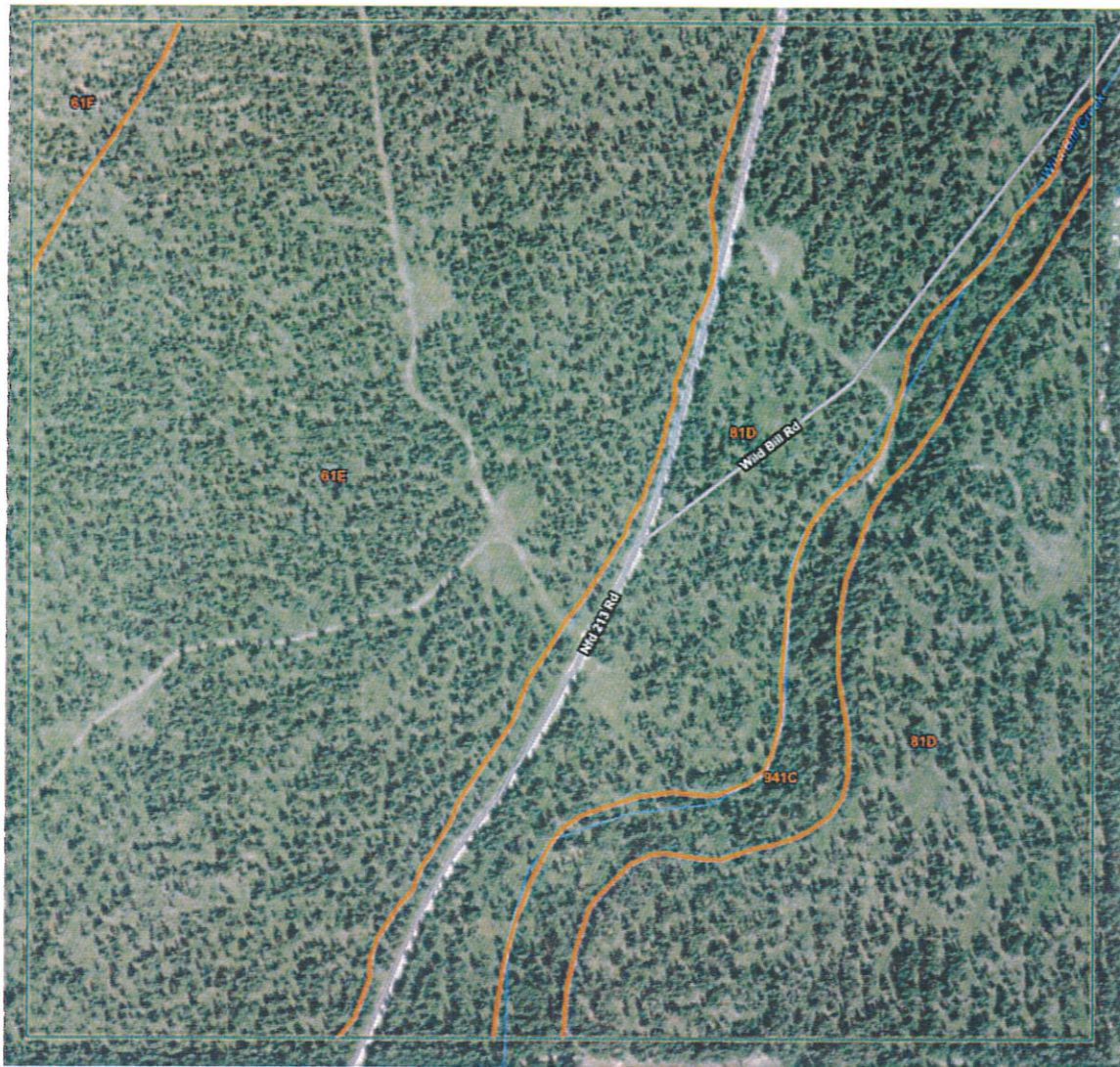
g. Agriculture and Timber Production:

- i. On a sketch map locate the acreage, type and agricultural classifications of soils.

The property is mapped by USDA Natural Resources Conservation Service, Web Soil Survey as four types. (See Figure 3). This property was formerly Plum Creek/Weyerhaeuser corporate timber lands.

Figure 3.

Map Unit Legend			
Flathead County Area and Part of Lincoln County, Montana (MT618)			
Flathead County Area and Part of Lincoln County, Montana (MT618)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
61E	McMannamy gravelly silt loam, 8 to 30 percent slopes	85.2	50.6%
61F	McMannamy gravelly silt loam, 30 to 50 percent slopes	2.9	1.7%
81D	Foyslake gravelly silt loam, 4 to 15 percent slopes	70.2	41.7%
941C	Trumancreek-Foyslake-Blackcreek complex, 0 to 12 percent slopes	10.2	6.0%
Totals for Area of Interest		168.4	100.0%



Source: USDA Natural Resources Conservation Service, Web Soil Survey.

- ii. Identify and explain the history of any agricultural production of the by crop type and yield.

The property has never been used for agricultural food products but it has been used for commercial timber production. The property was recently sold to the current owner.

- iii. Describe the historical and current agricultural uses which occur adjacent to the proposed subdivision and explain any probable impacts and measures which will be taken to avoid or limit development conflicts with adjacent agricultural uses.

Neighboring properties consist of private rural residential and timber lands as well as corporate timber lands. The proposed subdivision will match the general character of the neighborhood.

- v. If timbered, identify and describe any timber management recommendations which may have been suggested or implemented by a professional forester.

The property has been actively managed as a corporate forest and was harvested in the last ten years. It will be sometime before the property is ready for commercial thinning. That said there will be need to provide "Firewise and Defensible Space" practices when the house sites are selected.

h. Agricultural Water User Facilities:

- i. On a sketch map or aerial photo, locate any agricultural water user facility, including but not limited to agricultural water works, wells, canals, irrigation ditches, and pump houses on-site or adjacent to the proposed subdivision.

There are no shared agricultural water works, canals, irrigation ditches, pump houses etc. The property is not located within an agricultural water district.

- ii. Describe any agricultural water user facility on the site or in proximity that might be affected and explain any probable impacts(s) and measures which will be taken to avoid or mitigate probable impacts.

There are no shared agricultural water works, canals, irrigation ditches, pump houses etc that will be affected by the proposed subdivision.

- iii. It is recommended that the subdivider discuss any impact of the proposed development on agricultural water user's facilities with irrigation and company or organization controlling the facility and incorporate any recommendations from the agency to mitigate water user impacts

The property is not in an agricultural irrigation district or are there any agricultural irrigation districts or companies in proximity of the subdivision.

i. Historical Features:

- i. Describe and locate on a plat overlay or sketch map any known or possible historic, paleontological, archeological or cultural sites, structures, or objects which may be affected by the proposed subdivision.

There are no structures on the property and nothing that would appear to be a cultural site of any significance.

- ii. Describe any plans to protect such sites or properties.

There are no historic or culturally significant sites or structures on the property therefore there are no plans for protecting historical sites.

- iii. Describe the impact of the proposed subdivision on any historic features, and the need for inventory, study and/or preservation and consultation with the State Historic Preservation Office (SHPO).

The State Historic Preservation Office (SHPO) was contacted regarding any cultural or historic features. SHPO responded (Project # 20200062405, Appendix C) stating that a search of their records did not show any Historic, Archaeological or Cultural sites located on the property. SHPO did not recommend that the developer conduct a cultural study of the property.

- j. Visual Impact:

- i. Describe any efforts to visually blend development activities with the existing environment.

The proposed subdivision is located on approximately 160 acres. The property is not zoned and was formerly corporate timber lands. Adjacent uses consist of rural residential lands of ten to 100 acres in size along with corporate timber lands. The proposed subdivision with lots of 21 to 354 acres in size will visually blend with the neighboring properties.

- k. Air Quality:

- i. Describe any anticipated impact to air quality caused from dust or other air pollutants, including dust created by roads, and any means to mitigate the impact to air quality.

Wild Bill Road Drive is county gravel road at this property. Further up the road, Wild Bill transitions into a Forest Service Road. This is also the USFS Off Road Vehicle Area which generates a fair amount of traffic particularly on the weekends. Any dust generated by the development would be typical of a rural residential/recreational area. (See Dust Control Plan, Appendix E)

- l. Area Hazards

- i. Describe and locate on a plat overlay or sketch map any hazardous concerns or circumstances associated with the proposed subdivision site, including, but not limited to:

- A. Any part of the proposed subdivision that is located within the Wildland Urban Interface priority area. If located in the Wildland Urban Interface or high fire hazard area identified by a local fire district or fire protection authority described probable impact(s) and measures to mitigate the impacts(s), or submit a statement why no impact is anticipated, providing documentation to support the statement.

The property is located within the Wildland Urban and currently it is not located in the Smith Valley Fire District. (Flathead County GIS). See attached Wildland Urban Interface Plan.

- B. Any potential hazardous materials contained on site, including high pressure gas lines, high voltage transmission lines, super fund sites, abandoned landfills, mines or sewer treatment plants, etc. In some cases an "Environmental Site Assessment" may be required.

There are no hazardous materials located on the site. The property's historic use was agricultural; there is no indication from walking the property that it was used for heavy industry or mining. There are no super fund sites or hazardous waste sites on or adjacent to the subject property (MDEQ and NRIS Search).

- C. Describe measures to mitigate any adverse impacts associated with area hazards.

As no hazards were identified, no mitigation measures are proposed.

Part 2 - Community Impact Report (This portion of the Report was prepared in part with information provided by Foley Engineering, Brent Foley, P.E.)

- a. Water Supply:

- i. Describe the proposed water system and how water will be provided for household use and fire protection and the number of gallons needed to meet the needs of the anticipated final population.

The proposed water system for domestic and irrigation use are individual wells serving each of the lots. Based on an average domestic demand of 100 gallons per capita per day (gpd) combined with US census data of about 2.5 persons per home, a total of 1,500 gpd will be used to meet the

average daily demand, which equates to 1.68 ac-ft per year. If an average of 10,000 ft² of lawn is irrigated for each single-family lot, it is estimated 2.9 ac-feet of irrigation water is needed for the 6 lots annually.

- ii. Indicate whether the plans for water supply meets state standards for quality, quantity and construction criteria.

As indicated previously, the water system will consist of individual wells. It does not appear that the domestic and irrigation demand for the subdivision will exceed 35 gallons per minute or 10 acre-feet per year. In looking at the abstracts from adjacent wells, it would appear that there is adequate water in the vicinity.

As all of the lots exceed 20 acres in size, all of the lots are exempt from the MDEQ review for sewer, water, and stormwater.

- iii. If the subdivider proposes to connect to an existing water system:

N/A – The subdivision will not connect to an existing water system as one is not immediately available.

- A. Identify and describe that system.

N/A

- B. Provide written evidence that permission to connect to that system has been obtained.

N/A

- C. State the approximate distance to the nearest main or connection point.

The nearest public water system would appear to be in Weddington Acres near the Smith Valley Fire Station which is eight miles from the proposed subdivisions on Highway 2. This water system was not designed to expand outside of the immediate subdivision boundaries.

- D. State the cost of extending or improving the existing water to service the proposed development.

N/A – The applicant will not extend public water to the subdivision.

- E. Show that the existing water system is adequate to serve the proposed subdivision.

N/A.

- iv. If a public water system is to be installed, discuss:

The water system consists of individual wells and therefore a public water system will not be installed to the subdivision.

- A. Who is to install that system and when it will be completed?

The water wells will be installed by the lot owner/contractor when said owner is ready to build.

- B. Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed.

The individual lot owners will be responsible for their individual wells.

- C. Provision of evidence that the water supply is adequate in, quality, and dependability (75-6-102 MCA).

See responses to EA questions: a. Water Supply, i. and ii. above.

- v. If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined.

Individual water systems are being proposed. Well log data provided in Appendix A indicates that there is adequate water for the proposed subdivision.

- b. Sewage Disposal:

- i. Describe the proposed method of sewage disposal and system.

The Wild Bill Reserve development proposes the use of individual septic systems for treatment of wastewater. As each of the propose lots is in excess of 20 acres, they are exempt from the MDEQ process and as a result test holes were not dug on the property.

- ii. Indicate the number of gallons of effluent per day which will be generated by the proposed subdivision at its full occupancy, whether the proposed method of sewage disposal is sufficient to meet the anticipated final needs of the subdivision and whether it meets state standards.

Based on a total of 6 single-family lots, and an average daily wastewater flow of 250 gallons per day (gpd) per dwelling unit, the total average daily

wastewater flow will be 1,500 gpd. The groundwater monitoring results from nearby septic systems indicate that groundwater depth is greater than six feet which was the depth of the shallowest test holes. The minimum depth to seasonably high groundwater is four feet per the Flathead County Sanitation Regulations.

- iii. If the development will be connected to an existing public sewer system, include:

The proposed lots in the Wild Bill Reserve subdivision will not be connect to an existing public sewer system.

- A. A description of that system and approximate distance from the nearest main or connection point to the proposed subdivision.

N/A The nearest public sewer is in the City of Kalispell approximately 20 miles from the proposed subdivisions

- B. Written evidence that permission to connect to that system has been obtained.

N/A

- iv. If a new public sewage disposal system, as defined under 75-6-102 MCA, is to be installed, discuss:

The applicants are not proposing a public system.

- A. When the system will be completed, and how it will be financed.

N/A.

- B. Who is to administer and maintain the proposed system at the beginning of subdivision development and when development is completed?

N/A.

- c. Storm Water Drainage

- i. Describe the proposed methods of storm water drainage for roads and other anticipated impervious surfaces, including storm water calculations.

Runoff water from the existing Wild Bill Road and logging roads flows into the adjacent roadside swales and sheet flows over the downslope property. Runoff from the new homes and driveways will also be

captured in adjacent barrow ditches and by sheet flow of the large 20 + acre lots with significant native vegetation. As the lots all exceed 20 acres in size, they are exempt from the County and MDEQ requirements for a stormwater drainage plan.

- ii. Describe the proposed methods of storm water drainage for other areas of the subdivision, including stormwater calculations.

The 160 acre former Weyerhaeuser property has a number of natural drainages and depressions. As the subdivision is only creating six building sites, the bulk of this property will remain undeveloped and in a native condition which will allow stormwater to continue to flow and filter as it has always done.

- iii. Identify the mechanism and who is responsible for maintenance of the storm water drainage system.

The individual residential lot owners will be responsible for runoff water generated on their own properties. The Homeowner's Association will be responsible for maintenance of all roadside conveyance swales within the confines of the subdivision.

d. Solid Waste Disposal:

- i. Describe the proposed system of solid waste collection and disposal for the subdivision including:

The subdivision will use a contract hauler for refuse collection and hauling. The landfill is located along U.S. Highway 93 approximately 30 road miles northwest of the subject property.

- A. Evidence that existing systems for collection and facilities for disposal are available and can handle the anticipated additional volume.

The Flathead County Growth Policy (2012 Update) provides Solid Waste projection in Chapter 7. According to the Growth Policy, the landfill has a capacity for current and future needs of 29 years if the increase in waste stream grows at 8% annually and 57 years if the waste stream grows at 2%. Based on the estimated capacity remaining as of July 2008, combined with current and projected inflow as well as diversion rates, the Flathead County Landfill is anticipated to reach capacity by 2055. Expanded recycling programs could be instituted within the County to increase the life expectancy of the landfill. In 2011 the Landfill acquired additional

property adjacent to the landfill and is looking to acquire more property to provide up to 100 years of life.

- B. A description of the proposed alternative where no existing system is available.

N/A

e. Roads

- i. Describe any proposed new public or private access roads or substantial improvements of existing public or private access roads.

Five of the six lots will have direct access to Wild Bill Road which is a County unmaintained road at this point. For the most part, landowners adjacent to the subdivision have maintained the road through handshake agreements. Wild Bill Road provides access to USFS Lands (The Island Unit) to the south as well as large swaths of corporate timber lands and state lands. Only a short segment of new road will be constructed to access Lot 1 of the subdivision.



Photo 3 – Wild Bill Land.



Photo 4 – Location of the proposed road up to Lot 1

- ii. Discuss whether any of the individual lots or tracts have access directly to arterial or collector roads; and if so, the reason access was not provided by means of a road within the subdivision.

Wild Bill Road could be considered a collector but the traffic volumes are very low at an average of 90 trips per day. Due to the size of the lots and the fact that the County Road splits the subdivision with three lots on the west and three lots on the east an internal subdivision road is not practical. (See Appendix H for Traffic Volume Report)

- iii. Explain any proposed closure or modification of existing roads.

The proposed subdivision will not close or modify any existing roads. Wild Bill Road is a County “unmaintained” road as verified by David Prunty, Flathead County Public Works Director (See Appendix D). The proposed subdivision will not close or modify the County Road and the County will require approach permits for the individual driveways onto the County Road.

- iv. Identify existing primary road Average Vehicle Traffic and subdivision daily vehicle traffic assigned to that primary road.

The Flathead County Subdivision Regulations attribute ten vehicle trips per day to a single family dwelling. This number is loosely based on the ITE Trip Generation Manual which assigns 9.52 vehicle trips per day for a

single family detached dwelling. At ten vehicle trips per day the six lot subdivision would generate 60 vehicle trips per day at full buildout.

- v. Describe provisions considered for dust control on roads.

The proposed subdivision road and cul-de-sac up to Lot 1 will be paved. The developer will be responsible for off-site road paving per the "standard improvement formula" but he is requesting a variance with an alternative of 100-feet of paving per lot off site. The applicants submitted a dust abatement plan with the proposed subdivision application. (See Appendix E)

- vi. Indicate who will pay the cost of installing and maintaining dedicated and/or private roadways.

The owners/developer will be responsible for construction of the new road and any off-site improvements. The road to Lot 1 will privately owned and maintained by Lot 1. The "Unmaintained" County Road will at a minimum be maintained by the Wild Bill HOA to the southern extent of the subdivision.

- vii. Discuss how much daily traffic will be generated on existing local and neighborhood roads and main arterial, when the subdivision is fully constructed.

Using the subdivision regulation trip generation number of ten vehicle trip per day, the subdivision would produce 60 vehicle trips per day at full buildout. The bulk of the trips generated by the subdivision will travel south to Truman Creek road and into Kila and Kalispell.

- viii. Indicate the capacity of existing and proposed roads to safely handle any increased traffic. Describe any anticipated increased maintenance that will be necessary due to increased traffic and who will pay the cost of maintenance.

Wild Bill Road is a "unmaintained" gravel County Roads. Wild Bill provides access to the south into the USFS Island Unit as well and the Wild Bill Off Highway Vehicle (OHV) area on forest service lands. This road also provides access for fall hunters, winter snowmobilers, and commercial timber operations. The road should easily handle to six homes proposed on the 160 acres.

As this section of Wild Bill Lane is County "Unmaintained", maintenance and snow removal is at the expense of the adjacent land owners. In this case, the Wild Bill Reserve HOA will work with the neighboring land owners to establish a road maintenance agreement for Wild Bill Road.

- ix. Explain whether year round access by conventional automobile will be available over legal rights of way to the subdivision and to all lots and common facilities within the subdivision.

The subdivision has legal access to the County Road, Wild Bill Road, as well as the logging road easement providing access to Lot 1. The new road will be maintained by the HOA for the subdivision. Wild Bill Lane is currently maintain through handshake agreements of the neighbors. The Wild Bill Reserve HOA will at a minimum join the unofficial maintenance group but will also work with the neighbors to make an official maintenance group.

f. Utilities:

- i. Include a description of:

- A. The method of furnishing electric, natural gas or telephone service, where provided.

Flathead Electric Co-op provides electrical power; CenturyLink provides telephone service.

- B. The extent to which these utilities will be placed underground.

All utilities are installed underground.

- C. Estimated completion of each utility installation.

The project is proposed in a single phase. The utilities will be installed at the time the subdivision is developed which could be the 2021 construction seasons.

g. Emergency Services:

- i. Describe the emergency services available to the subdivision such as:

- A. Is the proposed subdivision in an urban or rural fire district? If not, will one be formed or extended? In absence of a fire district, what fire protection procedures are planned?

The proposed subdivision is not in a Volunteer Fire District. The Smith Valley Fire District abuts the property on the east. The applicant will request annexation into the District. The applicant is currently in communications with the district on potential water supply options. The Smith Valley Fire Station is located

approximately eight miles away on Highway 2. The subdivision access is designed to County Standards.

B. Police protection.

The proposed subdivision will be served by the Flathead County Sheriffs Office. Chapter 7, Part 4, of the Flathead County Growth Policy, states that the Sheriff's Office has six divisions with 118 employees of which 48 are "on the ground" law enforcement officers responsible for the unincorporated portions of the County. The Sheriff's Office runs three shifts in a 24 hour period with 4 to 6 officers on duty each shift.

C. Ambulance service/Medical services.

Ambulance service is provided by the Smith Valley Volunteer Fire Department which has it's main station approximately eight miles northeast. Alert service is available and provided by Kalispell Regional Medical Center.

D. Give the estimated response time of the above services.

According to the Smith Valley Volunteer Fire Department, the response times for fire or ambulance are adequate. The Sheriffs Office is located in Kalispell and response times will depend on whether or not there is a deputy in the area. .

E. Can the needs of the proposed subdivision for each of the above services be met by present personnel and facilities?

Should the District allow annexation than the services would be able to handle the additional land. If the District denies annexation than the District will not provide service. The Flathead County Sherriff's Office provides a standard comment that they can meet the demands of the future growth but response times vary or may be slow depending on where personal happen to be when the call comes in and how many officers are available at the given time.

h. Schools:

i. Identify the School Districts and describe the available educational facilities which would service this subdivision.

The Wild Bill Reserve development lies within the Kila Elementary School District #20 with K-8 Grades and 9-12 grades attending Flathead High School. The 2019 Statistical Report from the Flathead County



Superintendent of Schools, the Kila School saw a 10% increase in school enrollment over the 2018 school year and a 43% increase over the last 10 years or 4.3% per year. Flathead High School saw a 1% decrease over the 2018 school year and a 5% increase over the last 10 years for a 0.5% annual growth rate.

- ii. Estimate the number of school children that will be generated from the proposed subdivision.

Using County wide average of 0.31 school aged children per residence. (There were 14,753 students recorded with the Flathead County Superintendent of Schools Office including public, private and home schooled children at the beginning of the 2011 school year. The US Census Bureau 2010 counted 46,963 housing units in Flathead County – 14,753 students / 46,963 housing units = 0.31 students per unit), the 5 residential lots would generate approximately two (2) students to the K – 12 grade school systems.

- iii. The subdivider shall discuss the impact of the proposed development on the provision of educational services with the administrator(s) of the school system(s). The subdivider shall provide a written statement outlining whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system, any recommendations of the administrator(s), and any mitigation planned to overcome any adverse impacts of the proposed development on the provision of educational services.

As the impact is so small for the applicable school districts I did not attempt to contact the school administrators to address any potential impact.

- i. Land Use:

- i. Describe comprehensive planning and/or land use regulations covering the proposed subdivision or adjacent land and if located near the jurisdictional area of an incorporated city or town, whether annexation is proposed.

The subject property is not and therefore the Flathead county Zoning Regulations do not apply.

The Flathead County Growth Policy does not contain a future land use map so the text of the document provides direction for the long term planning of the area. .

See the following for Goals and Policies of the Growth Policy related to the Subdivision:

Goal 3B Preserve the cultural integrity of private and public agriculture and timber lands in Flathead County by protecting the right to active use and management and allowing flexibility of private land use that is economically and environmentally viable to both landowner and Flathead County.

P.3.3. Maintain flexibility of land use options to forest and agricultural land owners by focusing on mitigating the negative impacts of development.

P.3.4 Develop equitable and predictable impact mitigation for covering rural timber and agricultural lands to residential real estate.

G.10 Restrict development on lands that pose an unreasonable risk to the public health, safety, and general welfare

G.23 Maintain safe and efficient traffic and mobility of County roadways.

P.24.4 Require road easement dedications for identified areas of future connectivity as subdivision developments are proposed, to serve the present and future needs of the County.

G.29 Improve, protect and maintain drinking water resources.

G.41 Promote the preservation of critical fish and wildlife habitat and preserve the area's unique outdoor amenities and quality of life.

P.41.2 Discourage unlimited development in areas identified as critical wildlife habitat.

The proposed subdivision complies with the provisions of the Growth Policy in the following ways:

- The density of the proposed subdivision promotes continued forest management and minimizes impacts to neighboring corporate timber land use.
- The subdivision is providing buffers and no-build zones along the creek and a no-build zone in the wetland area to minimize potential impacts to wildlife and wildlife habitat
- The low density development will limit any conflict on the County Road.

- ii. Describe how the subdivision will affect access to any public lands. Where public lands are adjacent to or near the proposed development, describe

present and anticipated uses for those lands; (e.g., grazing, logging, recreation, etc.).

Wild Bill Road provides access to the USFS Island Unit which lies just south of the subdivision. The proposed subdivision will not change or alter the County Road and access to public lands in any way.

- iii. Describe the effect of the subdivision on adjacent land use.

Property around the proposed subdivision consist of similarly sized rural lots to the south and east. To the west are Weyerhaeuser land and south and south east are USFS lands . The proposed density should mitigate any conflicts that might occur with commercial timber harvest on either public or private lands.

- iv. Describe any health or safety hazards on or near the subdivision, such as mining activity or potential subsidence, high pressure gas lines, dilapidated structures or high voltage power lines. Any such conditions should be accurately described and their origin and location identified. List any provisions that will be made to mitigate these hazards.

There are no such hazards located on the proposed Wild Bill Reserve subdivision.

- j. Housing:

- i. Indicate the proposed use(s) and number of lots or spaces in each:

- A. For residential indicate the type of dwelling unit.

The proposed development will consist of six single family homes on 160 acres.

- B. For all other uses the type and intensity of use (e.g. industrial, commercial, etc.).

N/A no other type of use.

- k. Parks and Recreation Facilities:

- i. Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision.

As all of the lots exceed five acres gross, and are exempt from parkland dedication per Section 4.7.24 of the Flathead County Subdivision



Regulations. With lots of 20 acres or more in size, there is ample room for families to recreate on their own land.

1. Public Health and Safety:

- i. Describe any probable impacts and any measures to mitigate the impacts, or submit a statement explaining why no impact is anticipated, providing documentation to support that statement that might affect public health and safety that aren't specifically addresses in other sub –sections of the environmental assessment.

Other than those mentioned in this EA, there are no other impacts and therefore mitigations that would impact the Public Health and Safety.

Prepared By: Eric H. Mulcahy
Eric H. Mulcahy AICP
Sands Surveying, Inc.
2 Village Loop
Kalispell, MT 59901
(406) 755-6481

Date: 8/31/2020

Applicant: Paul D Wachholz
Paul D Wachholz
P.O. Box 1477
Kalispell, MT 59901

Date: August 31, 2020

EA APPENDICIES

- A. Neighboring Septic Permit sand Water Well Abstracts
- B. Species of Concern Data, Montana Natural Heritage Program, June 8, 2020
and email correspondence from Jessy Coltrane, Wildlife Biologist, FWP,
6/24/20
- C. SHPO Letter, 6/24/20
- D. Dust Control Plan
- E. Email from Dave Prunty, Flathead County Road Superintendent
- F. Draft CC&R's – Wild Bill Reserve
- G. Basic Traffic Volume Reports

MAPS/PLANS

Vicinity
FIRMette (FIRM Panels 2310J)
Slope Map
Preliminary Plat